

REVESCO PROPERTIES TRUST

WHO IS RPT?

OCTOBER 2026

DISCLAIMER

This document is being furnished to you solely for informational purposes in considering an investment in Revesco Properties Trust (the “Trust”). All information included in this document is current as of the date hereof and is subject to change, completion or amendment without notice. This document does not purport to contain all the information necessary to evaluate an investment in the Trust, and it is understood that you will make your own independent investigation of the merits and risks of the proposed investment. This document does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Trust.

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This document includes forward-looking statements. All statements other than statements of historical facts included in this document, including, without limitation, statements regarding the future financial position, including the initial goal of acquiring $1 billion in retail shopping centers, targeted or projected investment returns, financing terms, business strategy, projected property acquisitions, budgets and projected costs, plans and objectives of Revesco for further operations, current and future market conditions, the impacts of e-commerce, Revesco’s ability to acquire retail properties below replacement cost, and Revesco Properties’ continued investment of at least $5 million, are forward-looking statements. In addition, forward-looking statements generally can be identified by the use of forward-looking terminology such as “may,” “will,” “expect,” “intend,” “forecasted,” “projected,” “estimate,” “anticipate,” “believe,” or “continue” or the negative usages thereof or variations thereon or similar terms. Forward-looking statements reflect our current expectations and assumptions as of the date of the statements, and are subject to a number of known and unknown risks, uncertainties and other factors, many of which are beyond our control, which may cause actual results, performance or achievements to be materially different from any anticipated future results, performance or achievements expressed or implied by the forward-looking statements. These risks and uncertainties include, among other things; risks related to: the effects of general economic and business conditions; real property ownership; governmental legislation and regulatory developments including changes to investment eligibility and other tax matters; environmental matters; inability to access capital or debt financing; availability of cash flow; interest rates; industry competition; acquisition and development programs; the reliance on key personnel; increases in maintenance and operating costs; catastrophic and general uninsured losses; potential conflicts of interest; fluctuations in cash distributions; dilution; and cybersecurity. The Trust cautions that this list of risk factors is not exhaustive.

Material factors or assumptions that were applied in drawing a conclusion or making an estimate set out in the forward-looking statements include that: Revesco has or will identify investment targets that meet its desired criteria, and that it will be able to acquire such targets on terms materially similar to those described in this document or on terms otherwise favorable to Revesco; Revesco will remain in good standing with respect to its obligations to senior lenders; the general economy is stable; local real estate conditions are stable; interest rates are relatively stable; equity and debt markets continue to provide access to capital; and that Revesco’s expenses will not be materially greater than anticipated. These factors and assumptions should be considered carefully by readers. Readers are cautioned not to place undue reliance on the forward-looking statements or the assumptions on which the forward-looking statements are based on. Investors are further cautioned that the foregoing list of factors and assumptions is not exhaustive.
In addition, information regarding targeted returns is based on the following principles and assumptions: Revesco will maintain a consistent level of indebtedness with respect to the identified investment properties and will not materially incur additional indebtedness, other than with respect to acquisition costs or as disclosed herein; the consumer price index, property taxes, operating expense growth, and market rent growth will be as anticipated; revenue will equal the scheduled lease income less a vacancy allowance; existing tenants will fulfill their current contractual lease obligations and remain in occupancy and pay rent for the term of their leases; upon expiry of their leases, the number of retained tenants will meet historical retention experience; any vacancy downtime (being the period to replace non-renewing tenants) will be limited to projected time periods; Revesco will maintain cash reserves as anticipated.

Although we believe that the assumptions on which the forward-looking statements are made are reasonable, based on the information available to it on the date such statements were made, no assurances can be given as to whether these assumptions will prove to be correct. Accordingly, readers should not place undue reliance on forward-looking statements. We will not update any forward-looking information except as, and to the extent, required by applicable Canadian securities laws. The forward-looking statements contained herein, and all subsequent written and oral forward-looking statements attributable to Revesco, or persons acting on any of their behalf, are expressly qualified in their entirety by this cautionary statement.

In considering the prior performance information contained herein, prospective investors should bear in mind that past performance is not necessarily indicative of future results, and there can be no assurance that the Trust will achieve comparable results.

ABOUT REVESCO

Boutique Scale. Institutional Discipline. Unmatched Access.

100+
years of combined leadership

620M+
assets under management

14
year track record of strong returns

~20%
*avg annual return & IRR on realized

Revesco Properties, founded by Rhys Duggan, Chris Wood, and Scott Lee is a boutique real estate investment firm, specializing in U.S. open-air retail and mixed-use assets. With deep relationships across the retail, brokerage, and lending networks—and a strict “Never Buy a Problem” philosophy—Revesco accesses high-quality, often off-market opportunities. Headquartered in Denver, CO with a presence in Vancouver, BC, the firm leverages best-in-class technology and a lean, agile team. Our small, expert team brings a unique advantage: we’re nimble, decisive, and fully engaged in the active management of our assets. This hands-on approach, combined with our deep market knowledge and commitment to our investors, ensures we deliver consistent, long-term value for those who partner with us.

*weighted

THE REVESCO BENCH

- Acquisitions
- Corporate Finance
- Accounting
- Asset Management
- Property Management
- Leasing
- Development
- Construction
- Investor Relations
- Marketing

HOW WE OPERATE

Prudence: Disciplined decision-making focused on protecting & growing investor capital.

Diligence: Deep market research & hands-on asset management at every stage of the investment lifecycle.

Loyalty: Long-term partnerships with investors built on trust, transparency & alignment.

Accountability: A fully integrated in-house team responsible for execution, performance & results.

Aligned with our investors.
Revesco co-invests alongside its partners, ensuring shared success and long-term value creation.

RETAIL TRACK RECORD

$440M+
in retail real estate transactions

~20%
weighted avg annualized return[1]

51
month average hold period

14
years

[1]Weighted average annualized return includes retail income producing properties, and is calculated as follows:

Weighted average is based on equity invested in each of the properties
Annualized pre-tax returns for each sold property = [(Total pre-tax return expressed as a %) / ((investment period expressed as number of days)/365)].

Past performance is not indicative of future returns.

BOUTIQUE SCALE. INSTITUTIONAL DISCIPLINE.

30+ years on the front lines of retail

FOUNDERS & TRUSTEES



SCOTT LEE



CHRIS WOOD

200M+
SF of space leased

3,000+
leases executed

75+
mandates with national retailers

WHO'S CALLED US

T.J.maxx · Bath & Body Works · The Home Depot · Chipotle · Costco Wholesale · Dollar Tree · Whole Foods Market · Target · Lowe's · Marshalls · Nordstrom Rack · PetSmart · Ross Dress for Less · Staples · Walmart

PORTFOLIO AT A GLANCE

As of September 30, 2026

670,119 SF
GROSS LEASABLE AREA

$175M
ASSETS UNDER MANAGEMENT

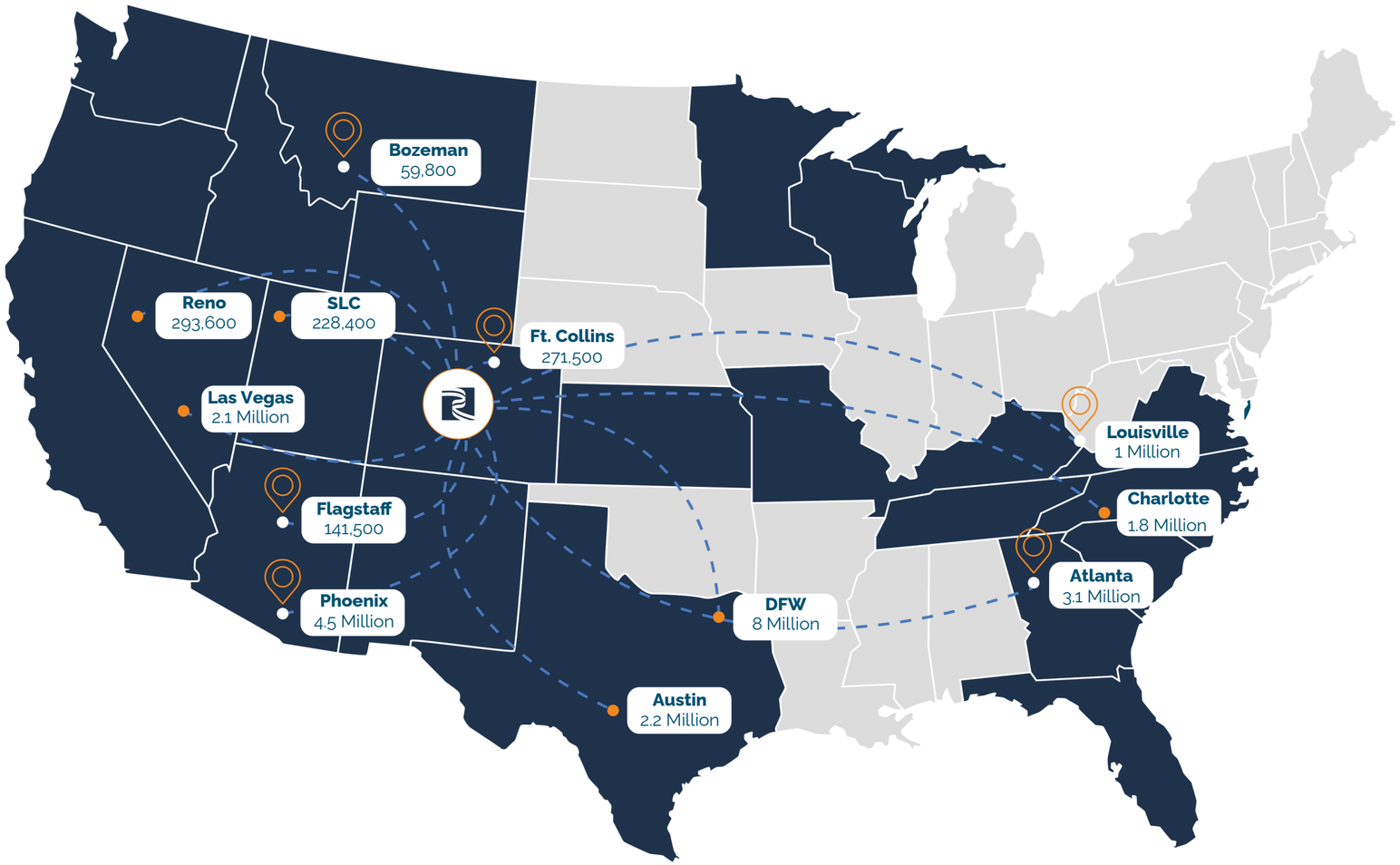
85%
OCCUPANCY

56%
FUND LOAN TO VALUE

3.2 YEARS
WEIGHTED AVG LEASE TERM

5%
AVG MORTGAGE RATE

WHERE WE BUY



Revesco Headquarters

Target Cities

Cities with RPT Assets

Source: US Census Bureau - July 1, 2025
MSA Population Estimate

MAIN FACTORS

- INCOME
- VACANCY
- POPULATION
- EDUCATION

HOW WE CREATE VALUE



WHY REVESCO PROPERTIES TRUST



ATTRACTIVE CASH FLOW



INSTITUTIONAL-QUALITY ASSETS



RISK-ADJUSTED RETURNS



ALIGNED INTEREST



USD$0.45-0.60

PER ANNUM PREFERRED DISTRIBUTION[3]



12-15%

TARGETED ANNUAL RETURN



10%

SPONSOR CO-INVEST[4]

[3]Paid quarterly. Preferred distribution percentage is based on fees applicable to individual series. Distributions are not guaranteed.
[4]Sponsor will invest 10% of all equity invested up to a minimum of $5M

CONTACT



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RPT PORTFOLIO

PROPERTY	MARKET	ASSET TYPE	SIZE	PURCHASE DATE	PURCHASE PRICE	CAP RATE	LTV*	INTEREST RATE
5 West Commercial	Bozeman, MT	Mixed-Use Condo/Retail/Office	37,668 SF	May 2021	$13.2M	6.89%	65%	3.75%
Harmony School Shops	Fort Collins, CO	Multi-Tenant Retail	85,354 SF	July 2021	$19.2M	7.70%	0%	7.75%
Preston Place	Louisville, KY	Multi-Tenant Retail	134,019 SF	July 2022	$14.8M	6.69%	63%	4.85%
Park Lee	Phoenix, AZ	Multi-Tenant Retail	75,559 SF	July 2022	$11.6M	6.85%	68%	5.00%
Roswell Village	Roswell, GA	Multi-Tenant Retail	150,211 SF	November 2024	$38.3M	7.08%	68%	7.85%
Aspen Place at the Sawmill	Flagstaff, AZ	Grocer Anchored Multi-Tenant Retail	124,340 SF	November 2024	$44.3M	7.44%	51%	5.50%
Sundance Plaza	Steamboat Springs, CO	Muli-Tenant Retail	65,997 SF	September 2025	$18.8M	7.14%	62%	5.83%

*at purchase date